

23 acres/9.3 hectares

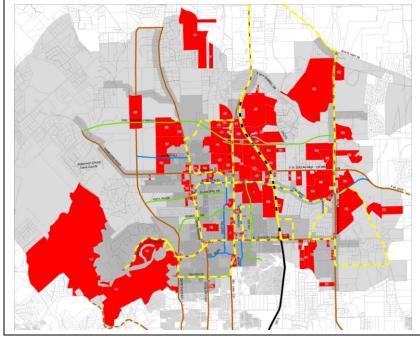
FM 2243 and 183-A frontage

**Utilities** 

Greenfield

Leander Smart Code, Planned Unit Development (PUD) Overlay

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Property								
Total Acreage: 23 acres/9.3 hectares				Map: MAPSCO Austin 2006 Street Guide, pgs. 312, Sec. V, Z				
Location								
City: Leander				County: Williamson				
Address/Directions: "r" shaped	l area imme	diately we	est of propose	d 183-A, with	access to	FM 2243 a	nd CR	269
Within City Limits: Yes				Distance from City Limits: Not Applicable				
Distance to US Highways: Immediate frontage east Distance to Interstate Highways: 10 miles/16.1 km east				Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay				
General Site Information								
Previous Use of Site: Recreational Vehicle Storage and Park		General Condition: E		Excellent		Dimensions: 1,552 x meters		52 x 495 feet/473 x 151
Soil Composition (based upon USDA, Soil Conservation Soil Survey of Williamson County, Issued January of 198 Denton-Eckrant-Doss: moderately deep, shallow and veshallow, calcareous, clayey, cobbly, and stony soils for indurated fractured limestone or limey earths; on upland to 5 percent slopes				Shrink/Swell Capacity: Moderate to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.				
Adjoining Acreage Available: Y	Can Sit	e Be Divided:	Yes		Lot Size:	able		
Improvements  Distance to Rail: 1,500 feet/456 meter  Proximity to Port(s): Three (3) hours to Port of Houston				Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail Other Improvements: Frontage on 183-A, FM 2243 and realigned FM 2243				
Fenced: Yes				Landscaped: No				
Located within an Industrial Park: No				Type of Business: Commercial, Retail and Residential				
Deed Restriction(s): No				Covenants: No				
Utilities								
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearesinch/10.2 & 15.2 cm Pressure: 65 psi/448				Sewer - Size of Nearest Line: 12 & 16 inch/30.5 & 40.6 cm @ 2,000 feet/610 meters west		
Electric Service: Pedernales Electric Cooperative (PEC)  Phone: (		330) 868-6041		Facs: (512) 268-0328			Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line:		6 inch/15.2 cm Poly		Pressure: Intermediate Pressure located 2.8 miles/4.5 km west at West South Street		
Telecommunication Service: AT&T and/or SuddenLink			1430 and/or	Facs: (512) 870-4475 (979) 595-2445		and/or		l: mm2741@att.com or Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	12) 259-1709		Facs: (512) 746-5807			Email: clawsondisp@earthlink.net		
Sales Information								
ontact: Ms. Tammy alker Phone: (512) 947-151			Facs: (512)	267-6213	Email: 13 <u>tammy@synt</u> <u>com</u>		oup.	Web Site: www.synterragroup.co m
Sales Price: \$6.50 per square foot				Lease Price: Not Applicable				
Comments: 570 feet/174 meters of frontage on FM 2243.	of frontage	on 183- <i>A</i>	A, 700 feet/213	meters of fro	ntage on	realigned F	M 2243	and 550 feet/168 meters